

Layout Application - Final Approval Letter



Roc No: 01/2024-2025

Date: 7/23/24 1:22 PM

From:

Village Panchayat

Vadugapalayampudur

To :

Ms.M.Kanagaraj & 7 others,
Door no.11, Tex tool colony,
Telugupalayam,
Coimbatore District-641039.

Online Application Number:

MI7D6EWP

Sir/ Madam,

Sub :

Residential Layout - Office of the Vadugapalayampudhur Village Panchayat office, Palladam panchayat Union ,Tiruppur District – proposed formation of housing layout to an total extent of 0.885 Acre or 3581.00Sq.m in the land bearing S.F.No. 355/1B , 355/1C & 355/1D at Vadugapalayam Village – Palladam Taluk - Tiruppur District - Final Approval - Reg.

Ref :

1. Application Reference No. MI7D6EWP dated. 23.02.2024 , received through Single Window Portal from Mr.M.Kanagaraj & 7 others.
2. Planning Permission Letter and Layout Drawing approved by the Assisstant Director ,District Town and country planning Office, Tiruppur, vide R.O.C.No:MI7D6EWP/2024/TCP and SWP/DTCP/TIRUPPUR/LAYOUT.NO:114/2024 dated: 16.04.2024.
3. Gift deed document no. 5843/2024, dated.04.04.2024 Uploaded by the Applicant Mr.M.Kanagaraj & 7 others on 12.03.2024.
4. Payment details of Open space reservation Charges and Centage charges received from the applicant respectively on dated 12.04.2024 and 16.04.2024
5. Payment details of Development Charge , Land use conversion charge and Scrutiny fee received from the applicant dated 09.07.2024
6. Vadugapalayampudhur Village Panchayat Resolution.No : 17/2024 dated.21.06.2024.

Body:

ORDER:-

The application seeking final approval for the proposed formation of housing layout to an extent of 0.885 Acre or 3581.00Sq.m in the land bearing S.F.No. 355/1B , 355/1C & 355/1D at Vadugapalayam Village, Palladam Taluk, Tiruppur District was processed as per the prevailing rules and after per using the records , gift deeds vide reference 3rd cited above , Planning permission vide reference 2nd cited above and after conducting site inspection, the applicant was directed to pay the following fees by generating online demand

1.Development Charge + Scrutiny fee - Rs.88,000 + Rs.21,000 = Rs.1,09,000 /-

2.Land use conversion Charge - Rs.83,050/-.

On receipt of payment of Development Charge ,Land use conversion Charge and Scrutiny fee vide reference 5th cited above, The Subject was passed for the layout final approval at Vadugapalayampudhur Village Panchayat ward Members meeting held on 21.06.2024 and the Resolution .No:17/2024 vide reference 6th cited above,

Layout Details :

Sl.no Details:

1. Layout Extent - 0.885 Acres or 3581.00Sq.m.
2. No of Plots Allotted - 21 Nos
3. Public Purposes Gifted to Local body:
 - i). Layout Roads including Splay 4.5 Sq.m.
 - ii). Public purpose (A)for Local body 26.70 Sq.m. (0.74%)
 - iii). Public purpose (B) for Tangedco 26.25 Sq.m. (0.73%)

The Applicant paid Rs 2,50,355/- on 12.04.2024 as Open Space Reservation Charges against allotted Park Area of 357.65 Sq.m (10 %) as per Govt Orders ,and the Receipt of Payment vide reference 4th cited above.

Note : The Rules and Conditions mentioned in G.O's cited in reference, Planning Permission order and All Layout Rules and Conditions are Applicable to this Layout.

The Planning Permission Layout Drawing Approval . No : SWP/DTCP/TIRUPPUR/LAYOUT.NO :

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.07.23 13:22:31

